

**City of Kannapolis
Planning and Zoning Commission**

**401 Laureate Way, Kannapolis, NC
July 8, 2020 at 6:00 pm**

Agenda

- 1. Call to Order**
- 2. Roll Call and Recognition of Quorum**
- 3. Approval of Agenda**
- 4. Correction/Approval of Minutes – May 6, 2019**
- 5. Public Hearing**
 - a. CZ-2020-03 – Conditional Zoning Map Amendment – Pulte Home Company Jim Johnson Rd.**
Public hearing to consider a request to rezone approximately 34.8 +/- acres located at 2845 & 2975 Jim Johnson Rd from Cabarrus County Zoning Designation of CR (Countryside Residential) to City of Kannapolis RC-CZ (Residential Compact-Conditional Zoning), further identified as Cabarrus County PINs #4672-94-8282 & 4672-94-0442 to allow for a 74-unit single-family detached residential development.
 - b. Z-2020-04 – Zoning Map Amendment – 100 N Ridge Ave.**
Public hearing to consider a request to rezone approximately .45 +/- acres located at 100 N. Ridge Ave. from O-I (Office-Institution) to RV (Residential Village), further identified as Cabarrus County PINs #5613-79-1905.
 - c. TA-2020-01 - Text Amendment – Watershed Regulations**
Public hearing to consider a text amendment to Article 4 of the Unified Development Ordinance amending the watershed regulations within the City of Kannapolis.
 - d. CPA-2020-01 Comprehensive Plan Amendment – Future Land Use and Character Map**
Public hearing to consider a request to amend the 2030 Move Kannapolis Forward Comprehensive Future Land Use and Character Map to add property at North Avenue Extension and assign a Character Area of Suburban Activity 1.
- 6. Planning Director Update**
- 7. Other Business**
- 8. Adjourn**